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*EXHIBIT *A*

At the request of Rosa M. Cooper and Rey S. Cooper, the following deed is received for record and recorded Feby. 17, 1916 at 10.20 O'clock, A. M. U.S. Internal

Test:- Eli G. Haugh, Clerk. Revenue Stamp

This deed, made this 9th day of February, in the year nineteen hundred and sixteen, by me, Charles W. Fry, (Widower) of Frederick County, Maryland, Witnesseth;-

That in consideration of the sum of five dollars, and other consideration s, I, the said Charles W. Fry, do hereby grant and convey, in fee simple unto Rosa M. Cooper and Roy S. Cooper, as joint tenants, all that lot or parcel of land in the village of Knoxville, in Frederick County, Maryland, being a part of Lot No. 31, on a plat of Knoxville, filed in the office of the Clerk of the Circuit Court for Frederick County, in a cause designated on the Equity Docket of said Court, as No. 1648 Equity, and described as follows.

Beginning at the end of the 12th line of Samuel Presten's part of said lot No. 31, and running thence South 312°East 5 perches; thence South 50 3/4° West 17.4 perches, to the end of the 5th line of said whole lot No. 31; thence with said 5th line reversed, North 30° West 5 perches to the 12th line of said part of said lot; thence by and with said line North 50 3/4° East 17.4 perches to the place of beginning, being the same lot of land which was conveyed to the said Charles W. Try, from Elizabeth Gilbert, by deed dated September 14, 1865, and recorded in Liber J. W. L. C. No. 3, folio 334, one of the land records of said Frederick County, to which reference is hereby made.

Together with the improvements thereon and all rights, ways and easements thereto belonging or appertaining.

Witness my hand and seal.

Charles W. Fry (SEAL)

Test: E. R. Hogan

State of Maryland, Frederick County, to wit:

I hereby certify that on this 9th day of February, 1916, before me, the subscriber, a Notary Public of the State of Maryland, in and for said